



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

91 7108 2133 3932 7386 1472



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appeal your citation?

### Summons to Appear

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

July 1, 2024

Case #: NOVI-24-02-5038

Folio: 0341170051020

The City of Coral Gables  
vs

2093 US HIGHWAY 92 LLC  
1412 BROADWAY FL# 3  
NEW YORK, NY 10018

You, as the Owner and/or Occupant of the premises at:

**2501 GALIANO ST**

are in violation of the following sections of the City Code of the City of Coral Gables:

**Sec. 58-48. - Duty of abutting property owners to repair**

(a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition.  
(Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979)

**The following steps should be taken to correct the violation:**

Remedy: Comply with Sec. 58-48. (a) - apply for and obtain a permit to repair damaged section of the sidewalk abutting the property - ( to include folio # 03-4117-005-1010 )along the east side of Galiano Street. Contact public works department at PWdepartment@coralgables.com or call 305-460-5000.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 7/17/2024 at 08:30 AM in the Commission Chambers, located on the second floor of:

~~City Hall~~  
~~405 Biltmore Way~~  
Coral Gables, FL 33134

1st Floor  
427 Biltmore Way TS

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Thomas Vazquez

Code Enforcement Officer

tvazquez@coralgables.com

A handwritten signature in black ink that reads "Debi Sheppard". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Code Enforcement Board Clerk